

10% per year increase option

2020 Reserve Study Dues Increase Comparison Calculations								
Year	Annual Dues (see note 1)	Total for Neighborhood	Less Operating Expenses (see note 2)	Contribution to Reserve Fund	Reserve Fund Annual Interest (see note 4)	Reserve Fund Expenses (see note 3)	Reserve Fund Balance	Target Reserve Fund (see note 3)
Starting							\$20,000.00	
2020	\$165.00	\$9,075.00	\$8,000.00	\$1,075.00	\$280.00	\$5,880.00	\$15,475.00	\$22,330.00
2021	\$181.00	\$9,955.00	\$8,160.00	\$1,795.00	\$216.65	\$2,640.00	\$14,846.65	\$25,870.00
2022	\$199.00	\$10,945.00	\$8,323.20	\$2,621.80	\$207.85	\$4,830.00	\$12,846.30	\$27,580.00
2023	\$218.00	\$11,990.00	\$8,489.66	\$3,500.34	\$179.85	\$3,140.00	\$13,386.49	\$31,110.00
2024	\$239.00	\$13,145.00	\$8,659.46	\$4,485.54	\$187.41	\$2,530.00	\$15,529.44	\$35,420.00
2025	\$262.00	\$14,410.00	\$8,832.65	\$5,577.35	\$217.41	\$1,620.00	\$19,704.21	\$40,820.00
2026	\$288.00	\$15,840.00	\$9,009.30	\$6,830.70	\$275.86	\$7,980.00	\$18,830.77	\$40,090.00
2027	\$316.00	\$17,380.00	\$9,189.49	\$8,190.51	\$263.63	\$1,670.00	\$25,614.91	\$45,750.00
2028	\$347.00	\$19,085.00	\$9,373.28	\$9,711.72	\$358.61	\$2,690.00	\$32,995.25	\$50,620.00
2029	\$381.00	\$20,955.00	\$9,560.74	\$11,394.26	\$461.93	\$3,440.00	\$41,411.44	\$54,950.00
2030	\$419.00	\$23,045.00	\$9,751.96	\$13,293.04	\$579.76	\$5,460.00	\$49,824.24	\$57,460.00
2031	\$460.00	\$25,300.00	\$9,946.99	\$15,353.01	\$697.54	\$3,070.00	\$62,804.79	\$62,510.00
2032	\$320.00	\$17,600.00	\$10,145.93	\$7,454.07	\$879.27	\$3,600.00	\$67,538.12	\$67,260.00
2033	\$330.00	\$18,150.00	\$10,348.85	\$7,801.15	\$945.53	\$1,830.00	\$74,454.80	\$74,000.00
2034	\$330.00	\$18,150.00	\$10,555.83	\$7,594.17	\$1,042.37	\$59,040.00	\$24,051.34	\$23,790.00
2035	\$330.00	\$18,150.00	\$10,766.95	\$7,383.05	\$336.72	\$3,780.00	\$27,991.11	\$27,810.00
2036	\$335.00	\$18,425.00	\$10,982.29	\$7,442.71	\$391.88	\$3,320.00	\$32,505.70	\$32,490.00
2037	\$345.00	\$18,975.00	\$11,201.93	\$7,773.07	\$455.08	\$1,950.00	\$38,783.85	\$38,760.00
2038	\$350.00	\$19,250.00	\$11,425.97	\$7,824.03	\$542.97	\$9,290.00	\$37,860.85	\$37,950.00
2039	\$355.00	\$19,525.00	\$11,654.49	\$7,870.51	\$530.05	\$2,010.00	\$44,251.42	\$44,520.00
2040	\$370.00	\$20,350.00	\$11,887.58	\$8,462.42	\$619.52	\$2,040.00	\$51,293.36	\$51,330.00
2041	\$380.00	\$20,900.00	\$12,125.33	\$8,774.67	\$718.11	\$5,660.00	\$55,126.13	\$54,800.00
2042	\$385.00	\$21,175.00	\$12,367.84	\$8,807.16	\$771.77	\$7,780.00	\$56,925.06	\$56,340.00
2043	\$385.00	\$21,175.00	\$12,615.19	\$8,559.81	\$796.95	\$2,130.00	\$64,151.82	\$63,690.00
2044	\$390.00	\$21,450.00	\$12,867.50	\$8,582.50	\$898.13	\$4,320.00	\$69,312.44	\$69,150.00
2045	\$400.00	\$22,000.00	\$13,124.85	\$8,875.15	\$970.37	\$2,200.00	\$76,957.97	\$76,980.00
2046	\$410.00	\$22,550.00	\$13,387.34	\$9,162.66	\$1,077.41	\$9,910.00	\$77,288.04	\$77,410.00
2047	\$420.00	\$23,100.00	\$13,655.09	\$9,444.91	\$1,082.03	\$4,540.00	\$83,274.98	\$83,350.00
2048	\$430.00	\$23,650.00	\$13,928.19	\$9,721.81	\$1,165.85	\$2,300.00	\$91,862.63	\$91,790.00
2049	\$440.00	\$24,200.00	\$14,206.76	\$9,993.24	\$1,286.08	\$2,340.00	\$100,801.95	\$100,520.00

Note 1: 10% per year increase is calculated by increasing the previous year dues by 10% and then rounding down to the nearest whole dollar

Note 2: Annual Operating Expenses are estimated at \$8000 per year for 2020 and increase at 1.02% year over year after that to account for inflation

Note 3: Reserve Fund Expenses and Target Reserve Fund is taken from the 2020 Reserve Study, page A3, columns 11 and 15 respectively

Note 4: Reserve Fund Annual Interest is calculated by multiplying the previous year's Reserve Fund Balance by 1.4%

Homeowner approved increase option

2020 Reserve Study Dues Increase Comparison Calculations								
Year	Annual Dues	Total for Neighborhood	Less Operating Expenses	Contribution to Reserve Fund	Reserve Fund Annual Interest	Reserve Fund Expenses	Reserve Fund Balance	Target Reserve Fund
Starting							\$20,000.00	
2020	\$165.00	\$9,075.00	\$8,000.00	\$1,075.00	\$280.00	\$5,880.00	\$15,475.00	\$22,330.00
2021	\$290.00	\$15,950.00	\$8,160.00	\$7,790.00	\$216.65	\$2,640.00	\$20,841.65	\$25,870.00
2022	\$290.00	\$15,950.00	\$8,323.20	\$7,626.80	\$291.78	\$4,830.00	\$23,930.23	\$27,580.00
2023	\$290.00	\$15,950.00	\$8,489.66	\$7,460.34	\$335.02	\$3,140.00	\$28,585.59	\$31,110.00
2024	\$290.00	\$15,950.00	\$8,659.46	\$7,290.54	\$400.20	\$2,530.00	\$33,746.33	\$35,420.00
2025	\$290.00	\$15,950.00	\$8,832.65	\$7,117.35	\$472.45	\$1,620.00	\$39,716.14	\$40,820.00
2026	\$300.00	\$16,500.00	\$9,009.30	\$7,490.70	\$556.03	\$7,980.00	\$39,782.86	\$40,090.00
2027	\$300.00	\$16,500.00	\$9,189.49	\$7,310.51	\$556.96	\$1,670.00	\$45,980.34	\$45,750.00
2028	\$300.00	\$16,500.00	\$9,373.28	\$7,126.72	\$643.72	\$2,690.00	\$51,060.79	\$50,620.00
2029	\$300.00	\$16,500.00	\$9,560.74	\$6,939.26	\$714.85	\$3,440.00	\$55,274.90	\$54,950.00
2030	\$310.00	\$17,050.00	\$9,751.96	\$7,298.04	\$773.85	\$5,460.00	\$57,886.79	\$57,460.00
2031	\$310.00	\$17,050.00	\$9,946.99	\$7,103.01	\$810.42	\$3,070.00	\$62,730.21	\$62,510.00
2032	\$320.00	\$17,600.00	\$10,145.93	\$7,454.07	\$878.22	\$3,600.00	\$67,462.50	\$67,260.00
2033	\$330.00	\$18,150.00	\$10,348.85	\$7,801.15	\$944.47	\$1,830.00	\$74,378.12	\$74,000.00
2034	\$330.00	\$18,150.00	\$10,555.83	\$7,594.17	\$1,041.29	\$59,040.00	\$23,973.58	\$23,790.00
2035	\$330.00	\$18,150.00	\$10,766.95	\$7,383.05	\$335.63	\$3,780.00	\$27,912.27	\$27,810.00
2036	\$335.00	\$18,425.00	\$10,982.29	\$7,442.71	\$390.77	\$3,320.00	\$32,425.75	\$32,490.00
2037	\$345.00	\$18,975.00	\$11,201.93	\$7,773.07	\$453.96	\$1,950.00	\$38,702.78	\$38,760.00
2038	\$350.00	\$19,250.00	\$11,425.97	\$7,824.03	\$541.84	\$9,290.00	\$37,778.65	\$37,950.00
2039	\$355.00	\$19,525.00	\$11,654.49	\$7,870.51	\$528.90	\$2,010.00	\$44,168.06	\$44,520.00
2040	\$370.00	\$20,350.00	\$11,887.58	\$8,462.42	\$618.35	\$2,040.00	\$51,208.84	\$51,330.00
2041	\$380.00	\$20,900.00	\$12,125.33	\$8,774.67	\$716.92	\$5,660.00	\$55,040.43	\$54,800.00
2042	\$385.00	\$21,175.00	\$12,367.84	\$8,807.16	\$770.57	\$7,780.00	\$56,838.16	\$56,340.00
2043	\$385.00	\$21,175.00	\$12,615.19	\$8,559.81	\$795.73	\$2,130.00	\$64,063.70	\$63,690.00
2044	\$390.00	\$21,450.00	\$12,867.50	\$8,582.50	\$896.89	\$4,320.00	\$69,223.09	\$69,150.00
2045	\$400.00	\$22,000.00	\$13,124.85	\$8,875.15	\$969.12	\$2,200.00	\$76,867.37	\$76,980.00
2046	\$410.00	\$22,550.00	\$13,387.34	\$9,162.66	\$1,076.14	\$9,910.00	\$77,196.17	\$77,410.00
2047	\$420.00	\$23,100.00	\$13,655.09	\$9,444.91	\$1,080.75	\$4,540.00	\$83,181.82	\$83,350.00
2048	\$430.00	\$23,650.00	\$13,928.19	\$9,721.81	\$1,164.55	\$2,300.00	\$91,768.17	\$91,790.00
2049	\$440.00	\$24,200.00	\$14,206.76	\$9,993.24	\$1,284.75	\$2,340.00	\$100,706.17	\$100,520.00